



Report of Technical Review Committee

Docket #: PC 2006-031 Project Type: Site Development Plan TRC Meeting: 5/24/06
Project: Greenwood Village South
Location: Village Lane & U.S. 31
Engineer: Lewis Engineering Representative(s): Mike Deer

TRC Members Present

<u>Planning:</u> Ed Ferguson Deborah Luzier Lowell Weber	<u>Engineering & Sanitation:</u> Paul Peoni - Engineering Kevin Riddle - Engineering Keith Meier - Sanitation	<u>Fire Department:</u> Rodney Johnson <u>Police Department:</u> Duke Woolen	<u>Other:</u> Greg Wilhelm - REMC Diana Mercer – Indiana American Water
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Minutes:

Adding 28 units on the north end of the retirement center. Also demolishing carports, expanding parking lot and drainage detention, and adding two 14-car garages. Parking will be added north of the addition and west of it.

Johnson moved. Peoni seconded. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 4) Landscape plans shall be subject to revision as per written staff report.
- 5) All written comments listed in Fire Department's report shall be met. (attached)
- 6) Plan profiles for storm sewers shall be added to the plans.
- 7) Water quality structure shall be re-located to the upstream side of the dry detention area.
- 8) Grading/slopes shall be modified within the dry detention basin as per City Engineer.
- 9) Downspouts on garage buildings shall drain southward onto parking lot. A swale shall be placed between garages and northern property line. This information shall be added to the plans.
- 10) Drainage plans and calculations shall be subject to further review and approval by City Engineer.
- 11) Add erosion control note: City Engineer has authority to require additional erosion control measures during the course of construction based upon site conditions.